

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Charlottesville Consortium

State: VA

PJ's Total HOME Allocation Received: \$13,201,597

PJ's Size Grouping*: C

PJ Since (FY): 1993

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 16				
% of Funds Committed	93.49 %	90.18 %	3	91.92 %	60	64	
% of Funds Disbursed	90.02 %	85.72 %	3	82.65 %	77	81	
Leveraging Ratio for Rental Activities	5.51	3.79	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	86.70 %	85.20 %	12	81.09 %	29	32	
% of Completed CHDO Disbursements to All CHDO Reservations***	73.97 %	80.66 %	12	68.72 %	50	52	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	69.12 %	83.26 %	13	79.93 %	19	18	
% of 0-30% AMI Renters to All Renters***	50.00 %	45.56 %	8	44.94 %	56	59	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	85.29 %	98.07 %	14	94.87 %	12	10	
Overall Ranking:			In State: 9 / 16		Nationally: 58 56		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$31,766	\$18,463		\$25,717	68 Units	8.60 %	
Homebuyer Unit	\$10,502	\$19,705		\$14,669	320 Units	40.60 %	
Homeowner-Rehab Unit	\$13,447	\$20,782		\$20,391	398 Units	50.40 %	
TBRA Unit	\$500	\$4,247		\$3,201	3 Units	0.40 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Charlottesville Consortium VA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$84,163	\$100,909	\$23,437
State:*	\$80,752	\$104,685	\$29,739
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.92

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	33.9	44.6	39.0	0.0	Single/Non-Elderly:	17.7	40.7	15.1	0.0
Black/African American:	64.5	51.0	60.5	100.0	Elderly:	21.0	4.2	41.6	0.0
Asian:	0.0	0.6	0.0	0.0	Related/Single Parent:	27.4	30.4	16.6	100.0
American Indian/Alaska Native:	0.0	0.3	0.0	0.0	Related/Two Parent:	25.8	22.8	22.4	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	6.5	1.9	4.3	0.0
American Indian/Alaska Native and White:	0.0	0.3	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.3	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.0	0.3	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	2.9	0.3	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	30.6	33.0	34.0	0.0	Section 8:	29.0	0.0 [#]		
2 Persons:	32.3	25.6	30.0	33.3	HOME TBRA:	0.0			
3 Persons:	12.9	19.9	13.1	66.7	Other:	0.0			
4 Persons:	11.3	14.4	11.6	0.0	No Assistance:	69.4			
5 Persons:	4.8	5.1	6.3	0.0					
6 Persons:	6.5	1.9	3.3	0.0					
7 Persons:	0.0	0.0	1.3	0.0					
8 or more Persons:	0.0	0.0	0.5	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001				27

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Charlottesville Consortium

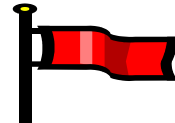
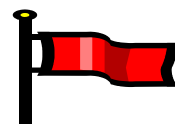
State: VA

Group Rank: 58
(Percentile)

State Rank: 9 / 16 PJs

Overall Rank: 56
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	86.7	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	73.97	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	69.12	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	85.29	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.42	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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